

Planning Commission Minutes  
Thursday January 2, 2020 – 7:00 PM  
Old Academy Building  
315 Main Street  
Odessa, DE

Those present at 7:00 pm

- Tom Carle
- Connie Miller
- Ed Pollard
- Dave Sydnor

Attending by phone: Mayor Harvey

I. Meeting called to order – 6:00 pm

II. Approval of Minutes

a. Minutes from 11-21-19

**MOTION BY ED POLLARD, SECONDED BY DAVE SYDNOR TO APPROVE THE MINUTES FROM NOVEMBER 21, 2019 AS WRITTEN**

**MOTION CARRIED. VOTE 4 AYES, 0 NAYS**

III. New Business

IV. Old Business

a. Review and Update of Zoning Ordinance 97.1

- Commission members continued the review & update of the zoning ordinance from Article IV (4) to Article VII (7)
- Article IV (pages 11 & 12) Establishment of Districts
  - Section 40: Classes of Districts
    - Will check with New Castle County to see if PND & PCD are still valid district descriptions.
  - Section 41: Official Zoning Map
    - Add official zoning map to Zoning Ordinance
    - Change “adopted date” to reflect current changes and updates
  - Section 42: Rules Governing Boundaries
    - No Changes
  - Section 43: Changes in the Zoning Map
    - Update zoning map by resolution to reflect any changes made to zoning ordinance
  - Section 44: Replacement of Official Zoning Map
    - Zoning map is the current one used in the Comprehensive Plan
- Article V (page 13) Application of Regulations
  - Are basic descriptions that are described further with the ordinance
- Article VI (pages 14 & 15) General Provisions

- Section 65: Vision Clearance at Corners
  - Add trees, bushes and parked cars, parked or planted too close to intersections
- Article VII (pages 16 & 17) Non-Conforming Uses
  - Section 74: Alteration or Enlargement of Non-Conforming Buildings, Structures or Land
    - Allow owners of non-conforming properties to make changes, adding that they go before the Board of Adjustment to make repairs
    - Any changes to non-conforming properties must be made by the owner
    - Need to review changes made by other towns that are of similar size to Odessa
  - Section 75: Damage or Destruction
    - Need to review changes made by other towns that are of similar size to Odessa

V. Adjournment

Next meeting, the commission will continue review with Article VIII Use Requirements by Districts, Sections 80 (page 18) through 84.5 (page 30)

Next meeting is scheduled for Thursday February 6, 2020 at 6:00 pm

**MOTION BY DAVE SYDNOR, SECONDED BY ED POLLARD TO ADJOURN THE MEETING AT 7:00 PM.  
MOTION CARRIED. VOTE 4 AYES, 0 NAYS**